

**SkiTeam VIP, LLC**  
**2510 De Four Trace**  
**Seabrook, TX 77586**

**Meyer & Williams Street Parking Lot**  
**Seabrook, TX 77586**

**Seller:** SkiTeamVIP, LLC

**Buyer:** City of Seabrook / Seabrook EDC

**Property:** 3 lots total with frontage on Meyer Road-ROW and Williams Street-ROW. Lots A, B and 2 totaling approximately 27,269 square feet.

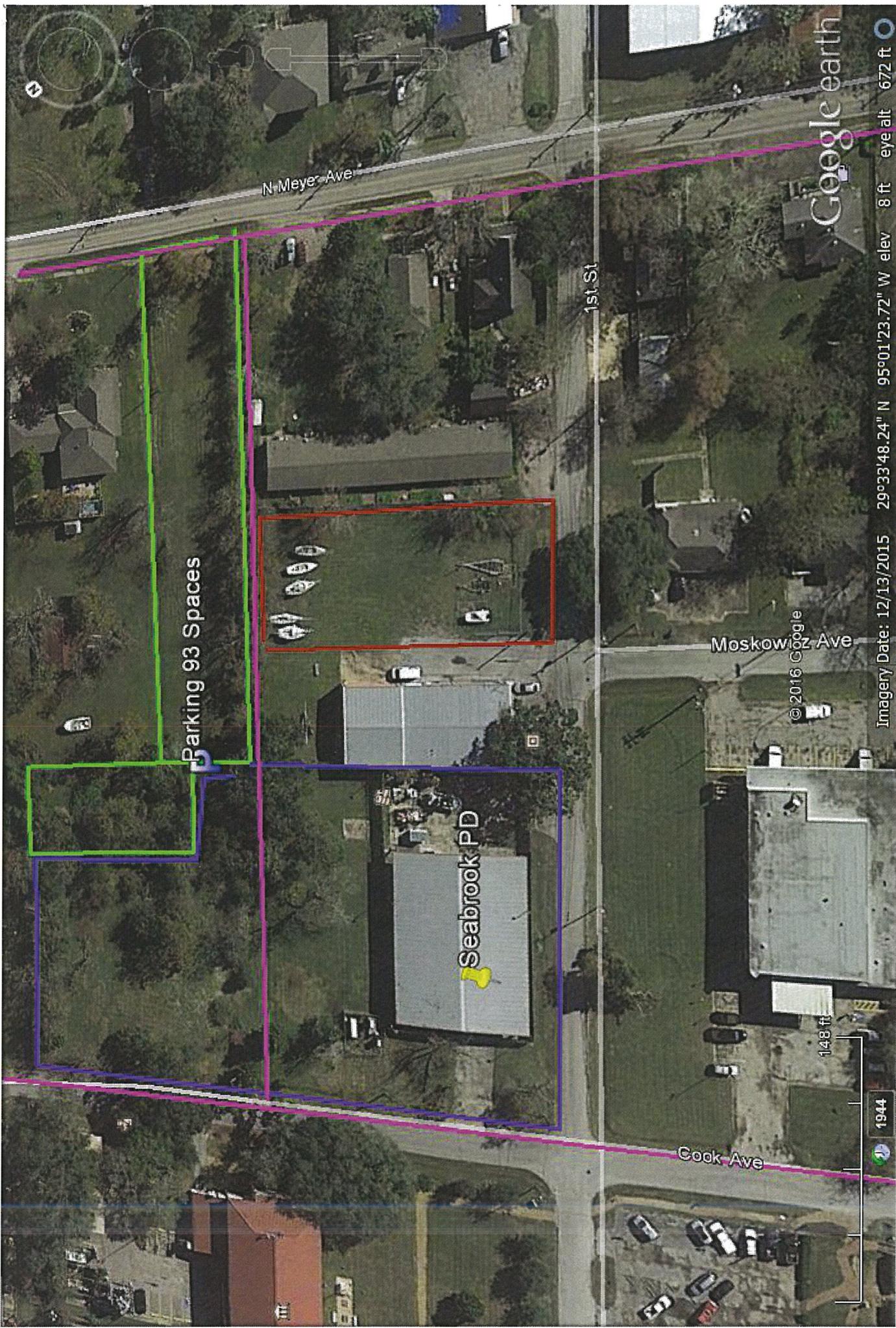
Lot A = 11,107 square feet (65'x170')	\$75,000
Lot B = 10,651 square feet (65'x160')	\$75,000
Lot 2 = 5,551 square feet (52'x105)	\$50,000

**Price:** \$200,000.00 total for 3 lots above (\$7.34/sqft)

**Closing:** July/August 2016.

**Purpose:** Old Seabrook has a severe need for additional public parking. This property is proposed for construction of a 93 space, public parking lot to enhance pedestrian access to businesses within the Old Seabrook District. The attached sketch shows the 93 spaces which is \$2,150/space for land cost. The property has public ROW on both ends and is an ideal and efficient parking lot width of 65 feet. The property adjoins existing City property on 2 sides and public ROW on both ends and would connect Meyer Road with Cook Street.

**Zoning:** OS "Old Seabrook District"  
*"This district is specifically designed to accommodate a select group of land use activities associated with that area in the community known as "Old Seabrook." In accordance with Comprehensive Master Plan 2030, the district is designed to enhance the special characteristics of Seabrook, the small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism demand."*



N Meyer Ave

1st St

Moskowitz Ave

Cook Ave

Parking 93 Spaces

Seabrook PD

148 ft

1944

Google earth

Imagery Date: 12/13/2015 29°33'48.24" N 95°01'23.72" W elev 8 ft eye alt 672 ft

Bay Elementary

Williams St

Edstone St

Seabrook

E-NASA Pkwy  
State Hwy 146 S

Anders Ave

City Hall

Parking

Cook Ave

Seabrook PD

Parking

1st St

Moskowitz Ave

N-Meyer Ave

3rd St

Hardesty Ave

Tookies Seafood

Google earth

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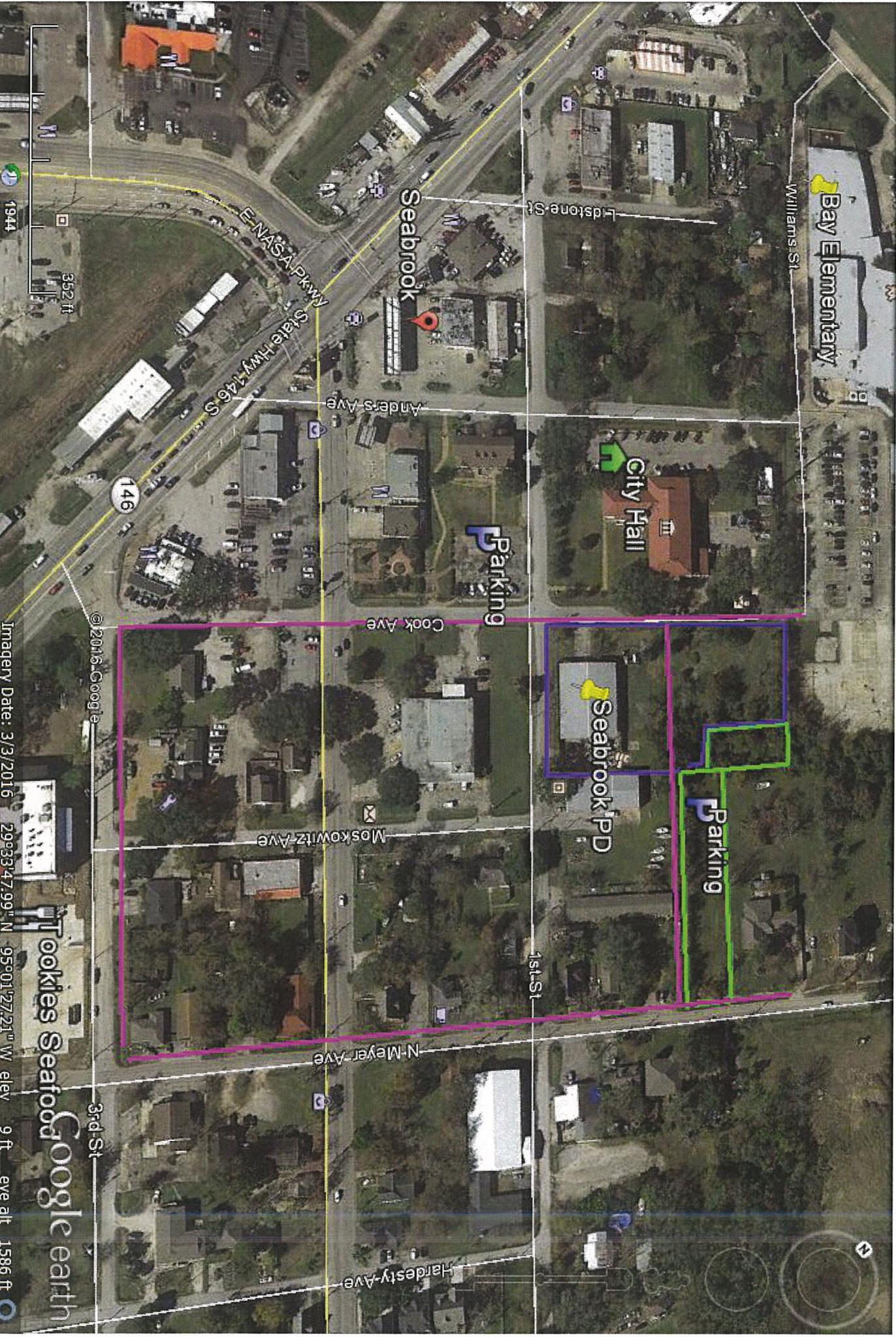
Imagery Date: 3/3/2016

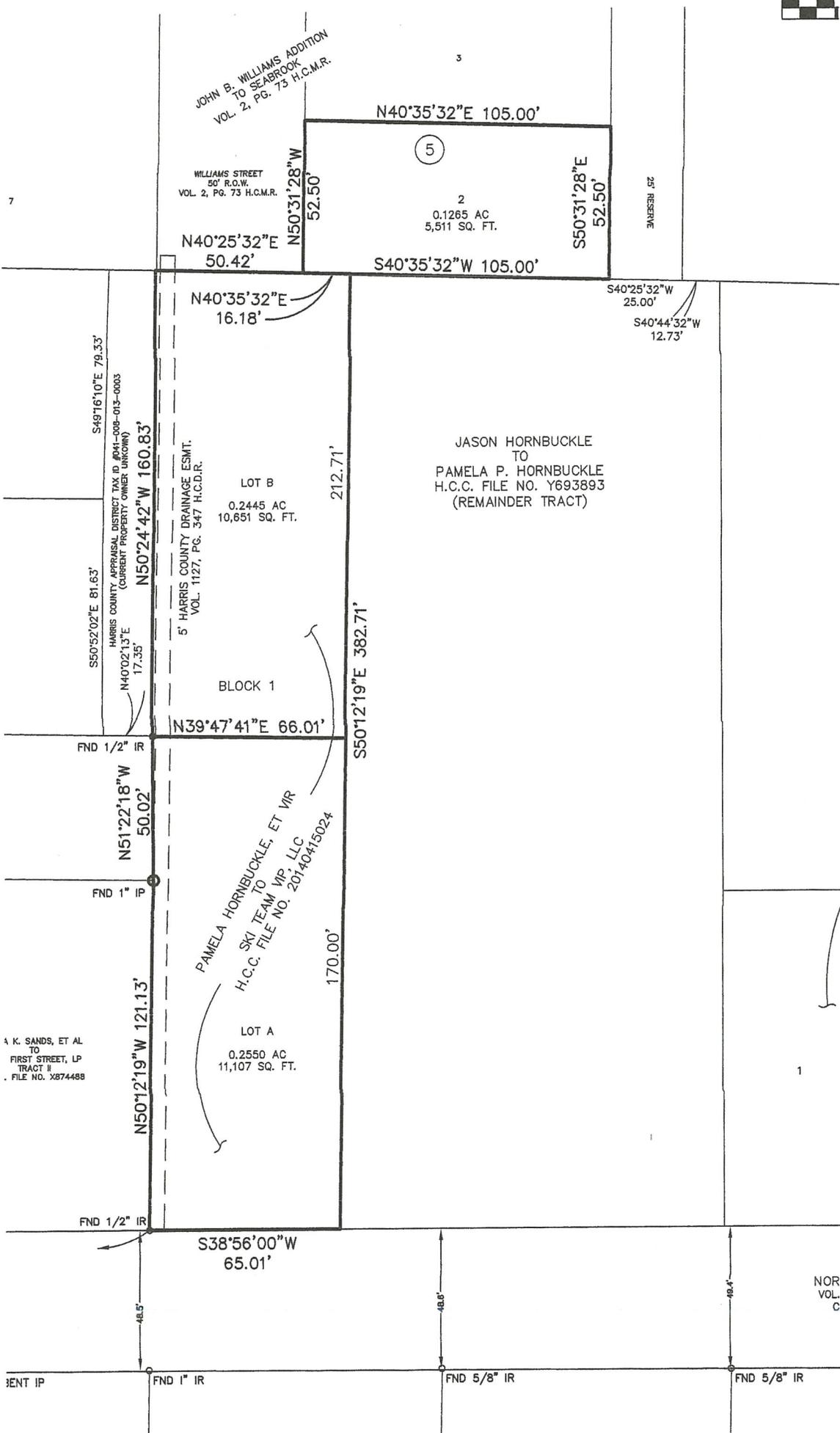
29°33'47.99" N 95°01'27.21" W elev 9 ft eye alt 1586 ft

1944

352 ft

146





JOHN B. WILLIAMS ADDITION  
TO SEABROOK  
VOL. 2, PG. 73 H.C.M.R.

WILLIAMS STREET  
50' R.O.W.  
VOL. 2, PG. 73 H.C.M.R.

N40°35'32"E 105.00'

5

2  
0.1265 AC  
5,511 SQ. FT.

25' RESERVE

N40°25'32"E  
50.42'

N50°31'28"W  
52.50'

S50°31'28"E  
52.50'

S40°35'32"W 105.00'

N40°35'32"E  
16.18'

S40°25'32"W  
25.00'

S40°44'32"W  
12.73'

S49°16'10"E 79.33'

HARRIS COUNTY APPRAISAL DISTRICT TAX ID #041-008-013-0003  
(CURRENT PROPERTY OWNER UNKNOWN)

N50°24'42"W 160.83'

5' HARRIS COUNTY DRAINAGE ESMT.  
VOL. 1127, PG. 347 H.C.D.R.

LOT B  
0.2445 AC  
10,651 SQ. FT.

212.71'

JASON HORNBUCKLE  
TO  
PAMELA P. HORNBUCKLE  
H.C.C. FILE NO. Y693893  
(REMAINDER TRACT)

BLOCK 1

N39°47'41"E 66.01'

S50°12'19"E 382.71'

FND 1/2" IR

N51°22'18"W  
50.02'

FND 1" IP

PAMELA HORNBUCKLE, ET VIR  
SKI TEAM VIP, LLC  
H.C.C. FILE NO. 20140415024

170.00'

A K. SANDS, ET AL  
TO  
FIRST STREET, LP  
TRACT II  
FILE NO. X874488

N50°12'19"W 121.13'

LOT A  
0.2550 AC  
11,107 SQ. FT.

FND 1/2" IR

S38°56'00"W  
65.01'

NOR  
VOL.  
CA

FND 1" IP

FND 1" IR

FND 5/8" IR

FND 5/8" IR

Williams  
Street  
ROW

11 - 18'x9'  
SPACES

82 - 18'x9'  
SPACES

5' SIDEWALK

18'-0"

24'-0"

18'-0"

Meyer Road - ROW